

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Malden Consortium

State: MA

PJ's Total HOME Allocation Received: \$39,196,780

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State:	19			
% of Funds Committed	86.36 %	94.99 %	19	93.41 %	8		10
% of Funds Disbursed	83.60 %	88.48 %	17	84.68 %	32		34
Leveraging Ratio for Rental Activities	5.31	7.52	1	4.72	100		100
% of Completed Rental Disbursements to All Rental Commitments***	97.46 %	92.86 %	9	80.76 %	61		52
% of Completed CHDO Disbursements to All CHDO Reservations***	62.71 %	72.26 %	14	68.18 %	31		32
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.43 %	81.71 %	15	80.32 %	27		29
% of 0-30% AMI Renters to All Renters***	39.93 %	50.15 %	15	45.16 %	38		38
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.12 %	1	95.04 %	100		100
Overall Ranking:			In State:	16 / 19	Nationally:	54	55
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,508	\$26,647		\$26,037	611	Units	47.70 %
Homebuyer Unit	\$18,535	\$16,054		\$14,755	422	Units	33.00 %
Homeowner-Rehab Unit	\$24,053	\$14,900		\$20,487	247	Units	19.30 %
TBRA Unit	\$0	\$3,709		\$3,225	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$192,815	\$111,992	\$29,063
State:*	\$143,827	\$100,449	\$22,840
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	61.4	39.4	85.7	0.0
Black/African American:	6.4	6.9	5.3	0.0
Asian:	2.5	4.3	1.2	0.0
American Indian/Alaska Native:	0.8	0.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.4	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	1.7	0.0	0.0
Asian/Pacific Islander:	1.5	2.9	1.2	0.0

ETHNICITY:

Hispanic	26.8	44.2	6.1	0.0
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HOUSEHOLD SIZE:

1 Person:	48.6	20.7	36.1	0.0
2 Persons:	20.1	22.8	30.3	0.0
3 Persons:	14.1	20.0	11.5	0.0
4 Persons:	10.5	20.7	16.0	0.0
5 Persons:	4.9	10.9	3.3	0.0
6 Persons:	1.5	3.1	2.0	0.0
7 Persons:	0.2	1.2	0.8	0.0
8 or more Persons:	0.2	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.5	30.4	23.0	0.0
Elderly:	27.7	1.4	30.7	0.0
Related/Single Parent:	25.5	18.3	15.2	0.0
Related/Two Parent:	14.9	42.8	23.4	0.0
Other:	2.5	7.1	7.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.5	0.2 [#]
HOME TBRA:	0.0	
Other:	4.1	
No Assistance:	71.4	

of Section 504 Compliant Units / Completed Units Since 2001 72

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium

State: MA

Group Rank: 54
(Percentile)

State Rank: 16 / 19 PJs

Overall Rank: 55
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	97.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	62.71	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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